

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: 3312 Nathanael Road (East side of Nathanael Road between Westridge Road and Taliaferro Road)

Applicant: Mark Stewart
Owner: Mark Stewart

From: RS-12 Residential Single Family
To: Conditional District – Limited Office

- Conditions:**
- 1) Uses limited to professional offices or a single family detached dwelling.
 - 2) Existing structure shall be retained.
 - 3) Off-street parking areas shall be prohibited between the principal building and Nathanael Road.
 - 4) Freestanding signage shall be limited to 6 feet in height and 25 square feet in size, and shall be indirectly lighted.
 - 5) Existing vegetative screen shall remain undisturbed on southern property line.

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	Vacant single family dwelling
Acreage	0.42
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Grass & mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Office Uses	RS-12 & GB
South	Single Family	RS-12
East	Convenience Store with Fuel Pumps	GB
West	Single Family	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. See conditions for use restrictions and other limitations.

TRANSPORTATION	
Street Classification	Battleground Avenue – Major Thoroughfare, Westridge Road – Minor Thoroughfare, Nathanael Road – Local Street.
Site Access	See GDOT comments.
Traffic Counts	Battleground Avenue ADT = 43,000, Westridge Road ADT = 7,732.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro
Floodplains	None
Streams	None
Other	Max BUA allowed is 70%. All proposed BUA must be treated by a BMP, all existing BUA must also be treated to the maximum extent possible to meet watershed regulations.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' – Existing vegetative screen as required by zoning condition.
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

POLICY 7C.3: Identify brownfield sites and **underutilized**/abandoned properties and buildings and expedite opportunities for development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: A request to rezone the lot at the southeast intersection of Westridge Road and Nathanael Road (across the street from the subject property) from RS-12 to Neighborhood Business was denied by the Zoning Commission in April 2000. That request was for a small daycare center to accommodate approximately 20 children. There were three speakers from the neighborhood in opposition to that request. The Planning Department recommended denial, stating that Nathanael Road was a logical dividing line between commercial and residential zoning on the east side of Westridge Road. Staff felt that rezoning that property to NB would be an intrusion into the neighborhood which could destabilize this neighborhood over time and lead to additional single lot rezoning requests.

Staff has similar concerns with the rezoning of lots fronting on Nathanael Road. The change in zoning of the subject property to a nonresidential district would also constitute an intrusion into the neighborhood, and possibly lead to additional single lot rezoning requests. Despite the close proximity to commercially zoned properties fronting Battleground Avenue, the subject property is located on Nathanael Road which is an internal neighborhood street not appropriate for nonresidential uses. Furthermore, the addition of nonresidential signage and parking to the subject property would most likely not be compatible with the neighborhood's surrounding housing stock.

GDOT: This site will be limited to a single access point to Nathanael Road.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial.